



Total Project Cost	\$4,000,000
Approval Level:	Full FLMC

SCHEMATIC DESIGN APPROVAL REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke
AVP Facilities and Land Management

THROUGH: Brian Rogers
Chancellor *BR* 5/6/14

THROUGH: Pat Pitney
Vice Chancellor *Pat Pitney* Date: 2014.05.06 14:24:53 -08'00'

THROUGH: Scott Bell
Associate Vice Chancellor *SB* 5/6/14

THROUGH: Jennifer Campbell
Director *JC* 5/6/2014

FROM: Reed Morisky
Project Manager *RM*

DATE: May 5, 2014

SUBJECT: Project Type: Deferred Maintenance & Renewal, Renewal & Replacement, New Construction
Project Name: Irving 1 Repurpose for Veterinary Medicine
Project No.: 2014079 I1RVM

cc: I1RVM (101)



SCHEMATIC DESIGN APPROVAL

Name of Project: Irving 1 Repurpose for Veterinary Medicine
Project Type: Deferred Maintenance & Renewal, Renewal & Replacement, New Construction
Location of Project: UAF, Fairbanks Campus, Irving 1 Building FS902
Project Number: 2014079 I1RVM
Date of Request: June 5, 2014

Total Project Cost:	\$4,000,000	
Approval Required:	FLMC	
Prior Approvals:	Preliminary Administrative Approval	March 6, 2014
	Formal Project Approval	April 9, 2014

A Schematic Design Approval (SDA) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

SDA represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure and telecommunications systems, and any other changes to the project since formal project approval. Unless otherwise designated by the approval authority or a material change in the project is subsequently identified, SDA also represents approval of the proposed cost of the next phases of the project and authorization to complete the design development process, to bid and award a contract within the approved budget, and to proceed to completion of project construction. Provided however, if a material change in the project is subsequently identified, such change will be subject to the approval process.

Action Requested

The Facilities and Land Management Committee approves the Schematic Design Approval request for the University of Alaska Fairbanks Irving 1 Repurpose for Veterinary Medicine as presented in compliance with the campus master plan, and authorizes the university administration to complete construction bid documents to bid and award a contract within the approved budget, and to proceed to completion of project construction not to exceed a Total Project Cost of \$4,000,000. This motion is effective June 5, 2014.

Project Abstract

Under the guidance of the West Ridge Deferred Renewal plan, a portion of the Irving 1 building, soon to be vacated, will be renovated to correct a backlog of deferred maintenance and renewal issues within this 43-year old building and the space will be repurposed to support the new Veterinary Medicine Program. The Large Animal Housing Pens located north of Irving 1, will be demolished.

RATIONALE AND REASONING

Background

During development of the West Ridge Deferred Renewal (WRDM) Plan, the Executive Planning Committee was directed by the Chancellor to review the statement of needs for a new Veterinary Medicine Program being developed between UAF and Colorado State University (CSU). Key faculty and the Dean of College of Natural Science & Mathematics (CNSM) provided programmatic information sufficient to develop a concise list of space requirements for the new program. The plan identified space needs for the faculty and staff, the two student cohorts and three main teaching spaces. It went on to identify additional research labs and support spaces for the faculty yet to be hired. The planning committee recommended that space being vacated in Irving 1 be renewed and repurposed for at least the classroom, class lab and student spaces required by the new Veterinary Medicine Program.

The portion of Irving 1 affected by this project, known as the Irving 1 Animal Quarters, will be vacated in Spring 2015 when the UAF Animal Resources Center relocates to the Biological and Research Diagnostics Facility. In the West Ridge Deferred Maintenance (WRDM) Plan, this space was identified to be demolished or repurposed to a lower cost use, such as classrooms, due to the high cost to renew it for use as a certified animal resource center. During final planning revisions for the WRDM Plan, UAF identified the need to move forward with a low cost renewal of the space to address the critical programmatic need for Veterinary Medicine. This change of use will take advantage of the vacancy, address several million dollars of deferred renewal items, and allow for a lower cost alternative to provide program space. The deferred renewal will allow the space to serve its repurposed use for an extended period of time at a lower operating cost.

Programmatic Need

In 2009, the Board of Regents inquired about the possibility of a veterinary college at UAF. At the time, the cost to build and operate a fully accredited program was very high and thus deemed unfeasible. However, at the time of the board inquiry, UAF was evaluating programs such as veterinary medicine to enhance the efforts in biomedical research and education. Between 2009 and 2011, UAF began communicating with the CSU College of Veterinary Medicine and Biomedical Sciences. In January 2010, CSU and UAF began discussions on a formal 2+2 program that would allow a cohort of students to complete the first two years of academic studies at UAF then finish their degree at CSU in the remaining two years.

The Board of Regents approved the program in December 2011, and in December 2013 UAF and CSU signed the Memorandum of Understanding, thus solidifying the 2+2 Veterinary Medicine Program. The academic plan calls for a cohort of ten (10) students each year (20 students total at any one time) studying a range of topics, focusing on anatomy, physiology and necropsy. The program will report to the CNSM. An Associate Dean and several faculty and staff have been, or are being, hired.

Project Scope

The deferred maintenance and renewal project will renew space that is being vacated in the older animal quarters portion of Irving 1. Work will include demolition of existing walls, ceilings, mechanical services and electrical infrastructure and address several million dollars in deferred maintenance issues within the space. The project will create a new gross anatomy teaching lab, three offices for Veterinary Medicine staff, two classrooms and student study carrels for the two 10-person cohorts. A small addition to the north of the animal quarters where three outdoor freezers currently sit, will be constructed to complete the gross anatomy lab support facility. The gross anatomy lab will require a specialized support space for specimen preparation to include maceration and degreasing. Additionally, the Large Animal Housing Pens located north of Irving 1, will be demolished. This area includes exterior covered pens and a portion of the Irving 1 building, extending to the north. The reference includes the attached project location floor

plan and aerial. The area resulting from these demolitions may be used for future parking or other non-building uses.

Project Impacts

Since the project will be renewing vacant space in Irving 1, the impact to campus will be minimal. At Irving I, the main 4-story tower will not be directly impacted, although noise from demolition and construction may filter into occupied spaces. Building access will be maintained and parking will not be altered as large staging areas already exist for contractors in that area of the campus.

Partial funding for the project has been allocated from previous deferred renewal funding. The Formal Project Approval committed an additional \$1.4M in anticipated FY15 DM&R funding from the State of Alaska. Due to lack of FY15 funding from the State, UAF identified already received DM funding and reallocated that from other projects into this project. If funding is delayed beyond FY15, the project will be phased to at least complete the teaching lab portion of the program and allow the first cohort of students to begin classes in the fall of 2015 as agreed upon in the MOU with CSU.

Variances

No variances to indicate.

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
FY12 DM&R Funding	571317-50216	\$718,393
FY13 DM&R Funding	571345-50216	\$2,147,328
Series Q Bond (UAF Debt DM)	514506-50216	\$184,279
FY14 DM&R Funding	571371-50216	850,000
FY 14 UAF Operating Funds	590157-50216	\$100,000
Total Project Cost		\$4,000,000

Project Schedule

DESIGN

Conceptual Design	Completed under WRDM Plan
Formal Project Approval	April 9, 2014
Schematic Design	May 2014
Schematic Design Approval	June 2014
Construction Documents	November 2014

BID & AWARD

Advertise and Bid	November 2014
Construction Contract Award	December 2014

CONSTRUCTION

Start of Construction	February 2015
Construction Complete	August 2015
Date of Beneficial Occupancy	August 2015
Warranty Period	One Year

Project Delivery Method

Design-Bid-Build

Project Design Team

Bezek-Durst-Seiser, Inc.

Supporting Documents

One-page Project Budget
Design Narrative Document
Drawings
 Site Plan
 Floor Plan

Affirmation

This project complies with Regents' Policy, the campus master plan and the Project Agreement.

Approvals

The level of approval required for SDA shall be based upon the estimated TPC as follows:

- TPC > \$4.0 million will require approval by the board based on the recommendations of the Facilities and Land Management Committee (FLMC).
- **TPC > \$2.0 million but not more than \$4.0 million will require approval by the FLMC.**
- TPC > \$1.0 million but not more than \$2.0 million will require approval by the Chair of the FLMC.
- $TPC \leq \$1.0$ million will require approval by the AVP of Facilities and Land Management.

UNIVERSITY OF ALASKA		
Project Name: Irving 1 Repurpose for Veterinary Medicine		
MAU: UAF		
Building: Irving 1	Date: May 5, 2014	
Campus: Fairbanks	Prepared By: Morisky	
Project #: 2014079 I1RVM	Account No.: 590157,514506,571371,571317,571345-50216	
Total GSF Affected by Project:	8500	
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	\$0	\$25,700
Consultant: Design Services	\$250,000	\$310,080
Consultant: Construction Phase Services	\$50,000	\$75,670
Consul: Extra Services (List: _____)	\$0	\$0
Site Survey	\$0	\$0
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$2,000	\$0
Other	\$0	\$0
<i>Professional Services Subtotal</i>	\$302,000	\$411,450
B. Construction		
General Construction Contract (s)	\$3,000,000	\$3,000,000
Other Contractors (List: _____)	\$15,000	\$0
Construction Contingency	\$271,350	\$240,000
<i>Construction Subtotal</i>	\$3,286,350	\$3,240,000
<i>Construction Cost per GSF</i>		\$381.18
C. Building Completion Activity		
Equipment	\$0	\$0
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$0	\$0
Move-Out Cost/Temp. Reloc. Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (List: _____)	\$0	\$0
OIT Support	\$10,000	\$10,000
Maintenance/Operation Support	\$10,000	\$5,000
<i>Building Completion Activity Subtotal</i>	\$20,000	\$15,000
D. Owner Activities & Administrative Cost		
Project Planning and Staff Support	\$126,292	\$128,326
Project Management	\$228,858	\$197,678
Misc Expenses: Advertising, Printing, Supplies	\$36,500	\$7,546
<i>Owner Activities & Administrative Cost Subtotal</i>	\$391,650	\$333,550
E. Total Project Cost	\$4,000,000	\$4,000,000
<i>Total Project Cost per GSF</i>	\$470.59	\$470.59
F. Total Appropriation(s)	\$4,000,000	\$4,000,000

Irving 1 Repurpose for Veterinary Medicine

Overview

Sled dogs, reindeer and musk oxen will join the animals of interest as Colorado State University and the University of Alaska Fairbanks launch a collaborative veterinary training program, allowing students from a subarctic home base to polish their learning and earn degrees from a Professional Veterinary Medicine Program. Officials at the two institutions, including UAF Chancellor Brian Rogers and CSU President Tony Frank, have signed an agreement to formalize this veterinary partnership.

The novel partnership, will introduce a rigorous veterinary curriculum at UAF, opening doors for students who want to pursue veterinary careers in Alaska. The partnership will present new and compelling research opportunities for students at both Universities. Among these will be One Health investigations at the juncture of human, animal, and environmental health, conducted in the remote state of Alaska, which is uniquely rich in natural resources.

Leaders at the two universities agreed that the future of public higher education depends in part on innovative partnerships that offer cost-effective ways to improve teaching and research. In fact, the partnership makes veterinary education viable at UAF, where developing a standalone program would be cost-prohibitive.

The collaborative veterinary program will start in 2015 at UAF and will admit 10 students each year, with preference given to students from Alaska; these students must meet the steep admissions standards already established for the CSU Professional Veterinary Medicine Program. Students enrolled in the 2+2 program ultimately will study for two years on the Fairbanks campus, and will move to Colorado State's campus in Fort Collins for their final two years of veterinary training. CSU will confer the Doctor of Veterinary Medicine to students in the program, and veterinary graduates will return to Alaska to pursue careers. Alaska residents admitted to the collaborative veterinary program will pay annual tuition equivalent to Universities Start Unique Veterinary Medicine Program to Benefit Alaska.

Design Considerations

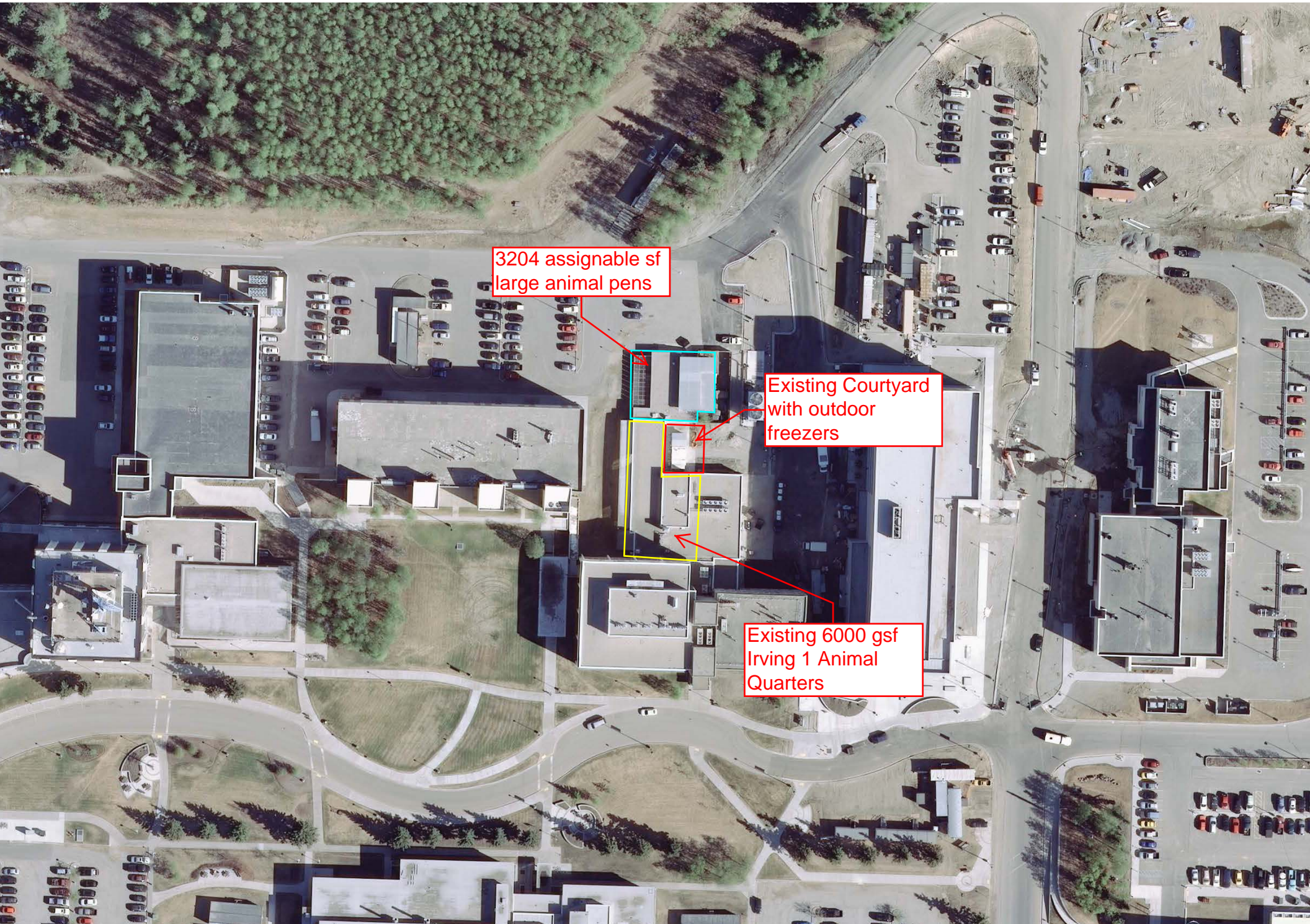
The repurposing project will renew the space that is being vacated in the older animal quarter's portion of Irving 1 into a state of the art learning and research facility. The design for the project will take the existing courtyard to the northeast of the facility and infill it with a small building addition of approximately 2,000 gross square feet to house a new gross anatomy teaching lab. Along with this, approximately 6,400 gross square feet of existing animal quarters will be reconfigured into three offices for Veterinary Medicine staff, two classrooms, student study areas, and some additional support areas for the new gross anatomy teaching lab.

Additionally, the Large Animal Housing Pens located north of Irving 1, will be demolished. This area includes exterior covered pen and a portion of the Irving I building, extending to the north. Please reference the attached project location floor plan and aerial. The area resulting from these demolitions may be used for future parking or other non-building uses. All design work will comply with UAF Design Standards, BOR, Police, State and Federal Laws, as well as policies established by UAF and the Institutional Animal Care and Use Committee (IACUC).

Working hand in hand with an International Laboratory Facility expert, the design team will conduct interviews with the Owner and Departmental Representatives. The team will gather additional program information so as to determine preferred adjacencies within and between specific laboratories and departments. Proposed plan layouts will be examined for consistency with lab design practice including Environmental Health and Safety Guidelines, fume hood locations, efficiency of workspaces, casework flexibility, aisle widths, and compliance with ADA access requirements. High quality and durable finishes that are easy to maintain will be specified throughout the project.

The scope of work will complete construction documents that will include demolition of existing masonry walls, ceilings, electrical infrastructure, and mechanical services. A specialized ventilation system will be designed to handle the requirements of the new gross anatomy teaching lab and classrooms. A small mechanical penthouse will be added to house a new air handler and mechanical equipment dedicated to the gross anatomy teaching lab.

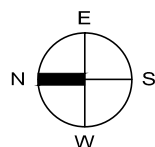
The project is planned to go out to bid in November of this year with a presumed construction budget of \$3,000,000. In preparation for the start of the Fall 2015 Semester, the facility will be substantially complete and ready for Owner/User occupancy in August of 2015.



3204 assignable sf
large animal pens

Existing Courtyard
with outdoor
freezers

Existing 6000 gsf
Irving 1 Animal
Quarters



IRVING | REPURPOSE FOR VETERINARY MEDICINE

APRIL 22, 2014 NTS